

# SITE PLAN

For : **RIVER OAK HOMES, INC.**  
CLIENT

**P.O. BOX 754** ADDRESS **STREET** **PAINSEVILLE** CITY  
**PART 22&23** **HOBBY HORSE FARMS** **K** **11**  
SUBLOT No. SUBDIVISION NAME VOL. PAGE  
**21** **4** **CONCORD** **OHIO**  
LOT TRACT CITY/TOWNSHIP

Prepared By:  
**LAND DESIGN consultants**  
Civil Engineers and Surveyors  
8885 EAST AVENUE S. MENTOR, OHIO 44060  
TELEPHONE 255-0463, 354-6936 FAX 255-0463

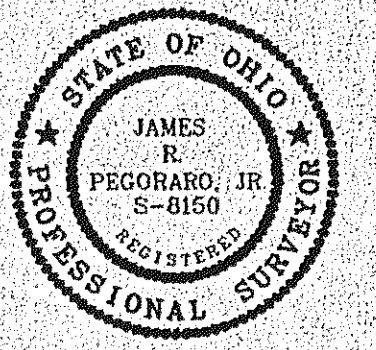
## DESIGN CERTIFICATION

THIS PLAN WAS PREPARED BY ME, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*James R. Pegoraro, Jr.* 1-27-05  
NAME

## CHECK LIST

LOT DIMENSIONS & BEARINGS  
TO NEAREST STREET  
SUBLOT No. (PARCEL No.)  
SURROUNDING OWNERS  
BUILDING DIMENSIONS  
SEWAGE SYSTEM, REAR YARD  
FINISHED GRADES  
DRAIN & SEWER TYPE, WIDTH, THICKNESS  
SIDEWALK TYPE, WIDTH, THICKNESS  
CULVERT TYPE, SIZE, LOCATION  
WATER MAIN SIZE, LOCATION  
SAN. SEWER SIZE & GRADE, LOC.  
SAN. W. CAST. ELEV. INV. ELEV.  
SAN. CONC. SIZE & GRADE, LOC.  
STORM SEWER SIZE & GRADE, LOC.  
STORM W. CAST. ELEV. INV. ELEV.  
PAVT. TYPE, GRADE, CURVES  
GAS LINE LOC. SIZE  
SEPTIC SYSTEM & DUPLICATION  
WELL LOCATION & ISOLATION RADIUS



## "AS BUILT" CERTIFICATION

I HEREBY CERTIFY THAT THE CIRCLED INFORMATION IS EXISTING AS OBTAINED ON THE SITE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME

## LEGEND

STORM MANHOLE  
SANITARY MANHOLE  
EXISTING CONTOURS  
PROPOSED CONTOURS  
EXIST. ELEV. 100.0  
F.G.100.0 = PROP. ELEV.  
DIRECTION OF SURFACE DRAINAGE

DATE	SCALE
TJS-JRP	1"=20'
CHK'D BY/FIELD DATE	
1/25/05.dwg	DEC 2004
1	RAISE HSE & STM CHANGE 12-10-04 PER BUILDER
2	CHANGE HOUSE 1-14-05 PER BUILDER
Revise Grades 1/25/05	

BENCHMARK: **SANITARY INVERT AS SHOWN ELEV=780.59**

TBM: Top Hyd Shown

CONCORD TOWNSHIP ZONING OFFICE

ZONING PERMIT # **2105-12034**

ISSUED **1/28/05**

SUBJECT TO APPROVAL BY:

*James R. Pegoraro, Jr.*  
Co. Sanitary Engineer  
Co. Eng. Dept.  
Co. Planning Com.  
Co. Building Dept.  
Co. Soil & Water Conservation Dist.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS TOPOGRAPHY, INDICATED BY 6", 1", OR 2" CONTOURS, AND ELEVATIONS SHOWN HEREON, REPRESENT AN ACTUAL FIELD SURVEY MADE BY ME ON THE 28th DAY OF OCTOBER, 2004, AND THAT THE ELEVATIONS WERE TAKEN AT APPROPRIATE INTERVALS AND THAT AS OF THAT DATE THEY EXISTED AS INDICATED HEREON.

*James R. Pegoraro, Jr.* 1-27-05  
JAMES R. PEGORARO, JR. P.E. 81510

NOTE: THE CONTRACTOR/BUILDER SHALL NOTIFY THE APPROVING ENGINEER IF GROUNDWATER IS OBSERVED DURING THE EXCAVATION OF THE BASEMENT.  
-Contractor To Verify Depth And Location Of Utility Connections;  
-See Architect Plans For Complete House Dimensions.

S/L 25

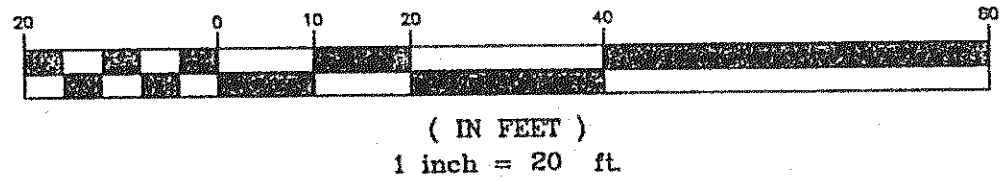
SANDRA P. CONLEY  
PPH 104-268-23  
VOL. 579 PG 151

EXIST. HOUSE #10035  
FIN FL=786.00 (8 FRONT DOOR)  
BSMT FL=791.45

ROOF DRAINS SHALL DISCHARGE TO SPLASH BLOCKS.

Stormwater Management Plan  
Approved as shown and/or noted  
JAMES R. GILLS, P.E.  
County Drainage Engineer  
By *James R. Gills* Date **1-3-05**

GRAPHIC SCALE



EXISTING UNDERGROUND UTILITIES NOTE:  
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC. DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

DWG. NAME  
**RIVE02-0407**

## EROSION CONTROL PLAN & SCHEDULE

SILT FENCE TO BE INSTALLED PRIOR TO ANY EARTHWORK ACTIVITY, IN LOCATION SHOWN ON PLANS PER DETAIL.  
STONE SHALL BE INSTALLED IN FUTURE DRIVEWAY AREA 20 FEET WIDE AND 40 FEET LONG TO PREVENT VEHICLES FROM TRACKING SEDIMENT OFF THIS SITE. INGRESS AND EGRESS TO BE LIMITED TO THIS AREA ONLY.

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT ALL PHASES OF EARTH DISTURBING ACTIVITY. SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN (7) DAYS FROM THE START OF GRADING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE DISTURBED AREA IS PERMANENTLY REESTABLISHED.

DISTURBED AREAS SHALL HAVE SOIL STABILIZATION WITHIN NO MORE THAN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT UNDISTURBED FOR MORE THAN THIRTY-FIVE (35) DAYS. PERMANENT OR TEMPORARY SEAL STABILIZATION SHALL BE APPLIED TO DISTURBED AREAS WITHIN NO MORE THAN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN NO MORE THAN SEVEN (7) DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY-FIVE (35) DAYS.

STABILIZATION OF CRITICAL AREAS WITHIN 50 FEET OF ANY STREAM OR WETLAND SHALL BE TEMPORARILY STABILIZED WITHIN TWO (2) DAYS OF DISTURBANCE. IF AREA WILL REMAIN INACTIVE FOR FOURTEEN (14) DAYS OR LONGER, CONSTRUCTION VEHICLES SHALL AVOID STREAMS AND THEIR BUFFER AREAS. IF ANY ACTIVE DRAINAGE MAY MUST BE CROSSED BY CONSTRUCTION VEHICLES REPEATEDLY DURING CONSTRUCTION, AN APPROVED TEMPORARY STREAM CROSSING SHALL BE CONSTRUCTED.

SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED TO PREVENT SOIL LOSS. STABILIZATION SHALL BE REQUIRED IF STOCKPILES ARE LOCATED WITHIN CRITICAL AREAS NEAR STREAM OR WETLANDS, OR IF DETERMINED BY THE ADMINISTRATOR THAT SEDIMENT FROM STOCKPILES WILL LEAVE THE SITE.

SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED BY THE OWNER OR HIS/HER AGENT EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT. A WRITTEN LOG OF THESE INSPECTIONS AND IMPROVEMENTS TO CONTROLS SHALL BE KEPT ON SITE. THESE INSPECTIONS SHALL INCLUDE: THE DATE OF INSPECTION, NAME OF INSPECTOR, WEATHER CONDITIONS, THE ACTIONS TAKEN TO CORRECT ANY PROBLEMS AND THE DATE ACTIONS WERE TAKEN.

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS. WHERE SOIL IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY, OR MORE FREQUENTLY AS NECESSARY. SOIL SHALL BE REMOVED FROM PAVED SURFACES BY SHOVELING OR SWEEPING. STREET WASHING SHALL BE ALLOWED ONLY AFTER MOST SEDIMENT HAS BEEN REMOVED BY SHOVELING OR SWEEPING.

THE ABOVE SPECIFIED EROSION CONTROL STANDARDS ARE GENERAL GUIDELINES AND SHALL NOT LIMIT THE RIGHT OF THE COUNTY TO IMPOSE, AT ANY TIME, ADDITIONAL, MORE STRINGENT REQUIREMENTS. NOR SHALL THE STANDARDS LIMIT THE RIGHT OF THE COUNTY TO WAIVE, IN WRITING, INDIVIDUAL REQUIREMENTS.

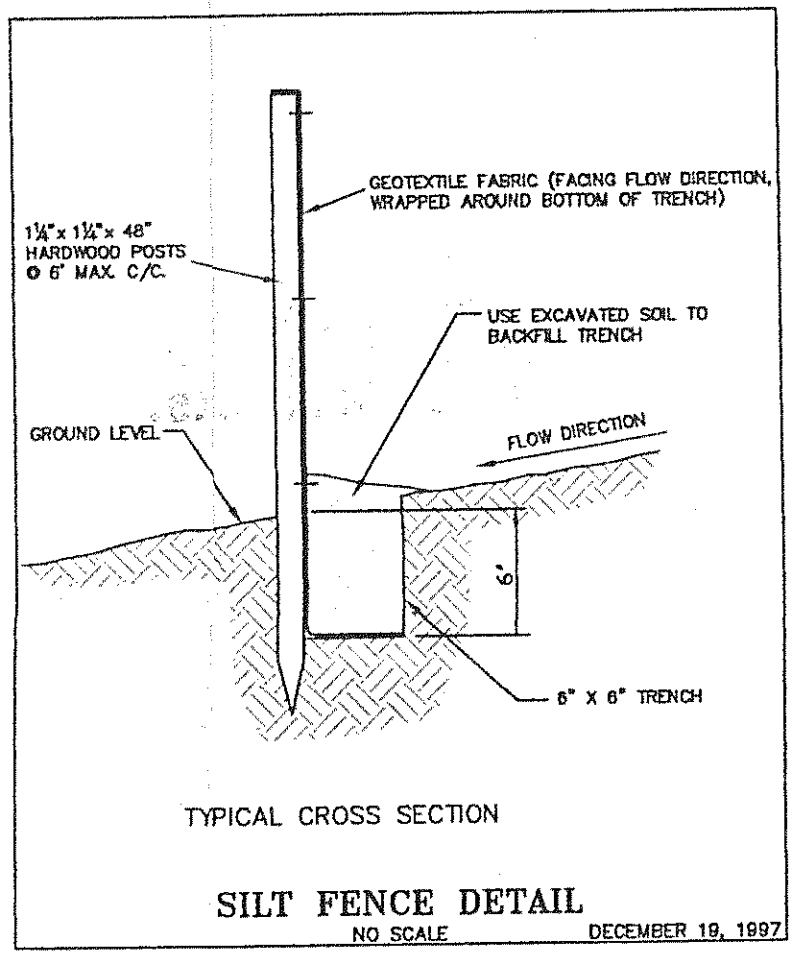
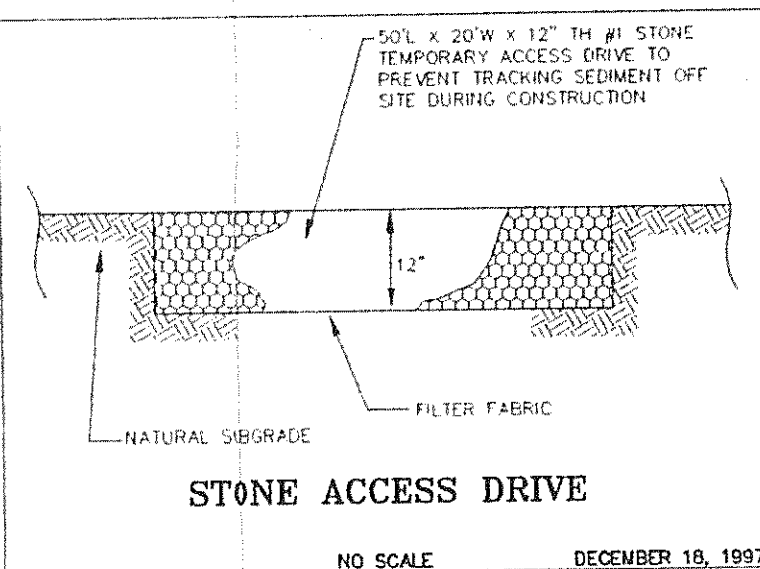
PERMANENT SEEDING TO BE INSTALLED AFTER ALL CONSTRUCTION ACTIVITY IS COMPLETE.

## SEEDING AND MULCHING NOTES

SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY SEEDING AND MULCHING IMMEDIATELY UPON COMPLETION OF EXCAVATION OF FILL AND FINISHED GRADING IN ACCORDANCE WITH ITEM NO. 650 DOT CONSTRUCTION AND MATERIAL SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER.

THE FOLLOWING MIXTURE SHALL BE USED FOR SEEDING IN ACCORDANCE WITH DOT ITEM 659.

KENTUCKY BLUE GRASS- 40%  
CREeping RED FESCUE- 40% 3#/1000 S.F.  
PERENNIAL RYE GRASS- 20%  
FERTILIZER- 20#/1000 S.F. (12-12-12)  
MULCH-STRAW/ 3 TONS/ ACRE



## SILT FENCE DETAIL

NO SCALE DECEMBER 19, 1997